

**CITY OF LONG BEACH
PLANNING COMMISSION AGENDA
333 W. Ocean Boulevard – (562) 570-6321
(562) 570-6068 FAX
May 18, 2006
CITY COUNCIL CHAMBER**

PUBLIC HEARING

1:30 PM

CALL TO ORDER

ROLL CALL

Gentile, Greenberg, Jenkins, Rouse, Sramek, Stuhlbarg,
Winn

PLEDGE OF ALLEGIANCE

MINUTES

April 6 and 20, 2006

SWEARING OF WITNESSES

Do you solemnly swear or affirm that the evidence you shall give in this Planning Commission Meeting shall be the truth, the whole truth, and nothing but the truth.

GUIDE FOR PERSONS INTENDING TO SPEAK

This guide has been prepared as an aid so that you will be able to express your opinions briefly and clearly before the Commission and thus increase the effectiveness of your presentation. **Remarks are generally limited to 3 minutes.**

1. State your **Name** and **Address**.
2. **Organization** you represent if any.
3. State whether **For or Against** the proposal.
4. Your **Statement** should include all pertinent facts within your knowledge; avoid gossip, emotion and repetition. It is important to discuss only those matters relating to the hearing and to tie your discussion of the facts directly to the decision you wish the Commission to reach. A clear, concise and non-repetitive argument is impressive.

Written Testimony

In order to have written material included in the Planning Commissioner's mailed Agenda Packet, twelve (12) copies of the material must be delivered to the Department of Planning and Building, Planning Bureau, no later than ten (10) calendar days before the date of the Planning Commission Hearing. Written material that is presented to the Planning Commission after this date and up to 1:00 p.m. the day of the Planning Commission Hearing, will be included in the Commissioners Agenda folder, but may not be reviewed by individual Commissioners due to the amount of material that the Commissioners have to review for the Agenda. Material presented to the Commission at the Hearing will be part of the record but also may not be reviewed by individual Commissioners.

CONSENT CALENDAR

**1a. Case No. 0601-07
CE 06-54**

(Lemuel Hawkins,
Project Planner)

**City of Long Beach
c/o Suzanne Frick, Director of Planning and Building
Citywide**

Proposed amendments to Title 21 (Zoning Ordinance) of the Long Beach Municipal code to establish development standards for used automobile sales businesses in the Regional Highway (CHW) and Highway Commercial (CH) zoning districts. Also included are the Long Beach Boulevard Planned Development (PD-29) and Downtown Planned Development (PD 30) zoning districts.

RECOMMENDATION:

Planning Commission continue to June 15, 2006.

**1b. Case No. 0512-10
Condominium Conversion
CE 05-263**

(Mark Hungerford,
Project Planner)

**Rey Berona
637 Atlantic Avenue (Council District 1)**

Request for approval of Tentative Tract map No. 064960 for the conversion of ten (10) apartment units into condominiums.

RECOMMENDATION:

Planning Commission approve Tentative Tract Map No. 064960, subject to conditions.

**1c. Case No. 0511-27
Conditional Use Permit
ND 05-245**

(Lemuel Hawkins,
Project Planner)

**Women in Non-Traditional Employment Roles, Inc.
Alexandra Torres Galancid, Representative
690 Studebaker Road (Council District 3)**

Conditional Use Permit to allow the establishment of a vocational training facility at an existing industrial office building.

RECOMMENDATION:

Planning Commission approve Conditional Use Permit subject to conditions.

**1d. Case No. 0603-11
Condominium Conversion
CE 06-41**

(Jeff Winklepleck,
Project Planner)

**Maverick Productions, LLC
1485 Obispo Avenue (Council District 4)**

Request for approval of Tentative Tract Map No. 064565 to convert eight (8) residential dwelling units of an existing apartment building into condominiums.

RECOMMENDATION:

Planning Commission approve Tentative Tract Map No. 064565, subject to conditions.

1e. Case No. 0601-26
Condominium Conversion
CE 06-10

(Lynette Ferenczy,
Project Planner)

RECOMMENDATION:

Altair Homes, LLC
1062, 1064 and 1066 E. 2nd Street (Council District 2)

Request for approval of Tentative Tract Map No. 065616 to convert seven (7) residential dwelling units in two detached apartment buildings into condominiums.

Planning Commission approve Tentative Tract Map No. 065616, subject to conditions.

1f. Case No. 0603-10
Condominium Conversion
CE 06-40

(Derek Burnham,
Project Planner)

RECOMMENDATION:

Robert G. Taylor
3529 E. Broadway Avenue (Council District 3)

Request for approval of Vesting Tentative Parcel Map No. 063343 for the conversion of ten (10) apartment units into condominiums.

Planning Commission approve Vesting Tentative Parcel Map No. 063343, subject to conditions.

CONTINUED ITEMS

2. Case No. 0508-23
Conditional Use Permit,
Administrative Use Permit,
Standards Variance
CE 05-152

(Lynette Ferenczy,
Project Planner)

RECOMMENDATION:

Dr. Lawrence A. Lasisi, Pastor for Springs of Hope
Christian Ministries
1925 Pacific Avenue (Council District 6)

Conditional Use Permit to allow the establishment of a church in the CNP Zone, a Standards Variance request for a reduced number of parking spaces and off-site parking without a deed restrictions, and an Administrative Use Permit for off-site joint use parking.

Planning Commission approve the Conditional Use Permit, Administrative Use Permit, and Standards Variance requests, subject to conditions of approval.

3. Case No. 0507-22
Appeal
CE 05-137

(Jeff Winklepleck,
Project Planner)

RECOMMENDATION:

Mark Milan
2533 E. Second Street (Council District 3)

Appeal of the Zoning Administrator's decision to deny a Local Coastal Development Permit and Standards Variance for oversize and over height accessory structure in the front yard setback (off Broadway) on a through lot.

Planning Commission overturn the decision of the Zoning Administrator, grant the appeal and approve the Local Coastal Development Permit and Standards Variance, subject to conditions.

REGULAR AGENDA

4. Case No. 0410-21
Zone Change, Tentative Tract
Map, Site Plan Review, Standards
Variance
ND 29-04

(Derek Burnham,
Project Planner)

RECOMMENDATION:

David Kubit
210 W. 3rd Street (Council District 1)

Request for approval of an Amendment to the Downtown Planned Development District (PD-30), Site Plan review, and a Vesting Tentative Tract map for a 15-story, 94-unit condominium complex, with ground floor retail and live-work uses, with a Standards Variance for less than code-required number of parking spaces.

Planning Commission review and consider ND-29-04, recommend that the City Council approve an Amendment to the Downtown Planned Development District (PD-30), and approve the Site Plan Review, Vesting Tentative Tract Map No. 066902, and Standards Variance, subject to conditions.

5. **Case No. 0511-40**
Conditional Use Permit, Site Plan
Review, Standards Variance
ND 09-06

(Derek Burnham,
Project Planner)

RECOMMENDATION:

Golgotha Trinity Baptist Church
c/o Bozena Jaworski
1630 E. 14th Street (Council District 6)

Request for approval of a Site Plan Review and Conditional Use Permit to allow a church in the R-2-N Zone, with Standards Variance requests for a front setback of 8 feet (instead of not less than 15 feet), maximum building height of 30 feet (instead of not more than 25 feet), less than required usable open space, and less than code-required number of parking spaces.

Planning Commission certify Negative Declaration ND 09-06 and approve the Conditional Use Permit, Site Plan Review, and Standards Variance requests, subject to conditions of approval.

6. **Case No. 0602-10**
Site Plan Review
ND 06-06

(Steve Valdez,
Project Planner)

RECOMMENDATION:

Ana Ananda
City of Long Beach Water Department
7600 E. Spring Street (Council District 4)

Request for approval of Site Plan Review to construct two nanofiltration facilities in El Dorado Park.

Planning Commission certify Mitigated Negative Declaration 06-06 and approve Site Plan Review, subject to conditions.

MATTERS FROM THE AUDIENCE

MATTERS FROM THE DEPARTMENT OF PLANNING AND BUILDING

- a. Presentation on status of new historic preservation ordinance
- b. Updates:
 - 1) City Council Actions
 - 2) General Plan Update
- c. Preview of June 1, 2006 agenda
 - Fiscal Year 2007 City Budget Presentation
 - 6160 Atlantic Avenue Establishment of a church
 - 4113 E. 10th Street 6-unit condominium conversion
 - 1900 South Street Monopole
 - 1980 Water Street Monopole
 - 5100 The Toledo Roof mounted cell site
 - 2200 N. Lakewood Boulevard 6-unit condominium conversion
 - 1062 E. Second Street 6-unit condominium conversion
 - 1950 Lemon Monopole in Martin Luther King Jr. Park
 - 1521 Pier J Avenue Monopole
- d. Upcoming availability
- e. Training
- f. Other

MATTERS FROM THE PLANNING COMMISSION

ADJOURN

The City of Long Beach intends to provide reasonable accommodations in accordance with the Americans with Disabilities Act of 1990. If a special accommodation is desired, please call 48 hours prior to the event/program/service at 570-6351.